



City of Clarksville

City Council - Regular Session

October 2, 2025 at 6:00 PM
City Council Chambers
106 Public Square
Clarksville, Tennessee

MINUTES

Public Comments: No Public Comment Scheduled

1. Call to Order

Regular Session of the Clarksville City Council was called to order by Mayor Joe Pitts on Thursday, October 2, 2025, at 6:00 PM in the City Council Chambers, 106 Public Square, Clarksville, Tennessee. A prayer was offered by Deacon Tim Winters; the Pledge of Allegiance was led by Councilman Jimmy Brown.

2. Attendance

PRESENT: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO, MARQUIS, MCLAUGHLIN, PETERS, PITTS, SHAKEENAB, SMITH, STREETMAN, ZACHARIAS

ABSENT: NONE

3. Special Recognition

Mayor Pitts recognized Lillian Frelakowski for being nominated into the Congress of Future Medical Leaders.

4. Consent Agenda

All items in this portion of the agenda are considered to be routine and non-controversial by the Council and may be approved by one motion; however, a member of the Council may request that an item be removed for separate consideration under the appropriate committee report:

Councilman Streetman made a motion to adopt the Consent Agenda; Councilman Marquis seconded the motion. The following vote was recorded:

AYE: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO, MARQUIS, MCLAUGHLIN, PETERS, PITTS, SHAKEENAB, SMITH, STREETMAN, ZACHARIAS

NAY: None

The motion to adopt the Consent Agenda passed.

- A. **ORDINANCE 111-2024-25 (SECOND READING) [ZONING CASE Z-28-2025]**
An Ordinance amending the zoning code and map of the City of Clarksville, application of Running M. Properties, LLC for a Zone change on property located south of W Concord Dr, east of Ft Campbell Blvd, and accessed approximately 260 ft south of the Ft Campbell Blvd and Concord Dr intersection from C-2 General Commercial District to R-2A Single Family Residential District.

- B. **ORDINANCE 06-2025-26 (SECOND READING) [ZONING CASE Z-30-2025]**
An Ordinance amending the zoning code and map of the City of Clarksville, application of Donny Ray Plaster, Jr., for a zone change on a tract of land encompassing two adjacent parcels at the eastern terminus of Bellamy Ln from AG Agricultural District to R-4 Multiple Family Residential District.

Councilmen McLaughlin and Shakeenab registered no votes

- C. **ORDINANCE 07-2025-26 (SECOND READING)** An Ordinance accepting the donation of certain real property from John T. Rochford to the City of Clarksville for the purpose of a park.

DM & Shakeenab - No votes

- D. **ORDINANCE 09-2025-26 (SECOND READING) [ZONING CASE Z-31-2025]**
An Ordinance amending the zoning code and map of the City of Clarksville, application of Clarkland, for a zone change on property located on the northwest corner of Ashland City Rd/41-A Bypass and Denny Rd intersection from R-1 Single Family Residential District to C-5 Highway & Arterial Commercial District.

Councilman McLaughlin registered a no vote.

- E. **ORDINANCE 10-2025-26 (SECOND READING) [ZONING CASE Z-32-2025]**
An Ordinance amending the zoning code and map of the City of Clarksville, application of Ross & Ashley Morford / Armor Holdings LLC, for a zone change on two adjacent parcels on the northern frontage of Marion St., 115 +/- ft west of the 2nd St & Marion St Intersection from R-4 Multiple Family Residential District to CBD Central Business District.

- F. **ORDINANCE 11-2025-26 (SECOND READING) [ZONING CASE Z-33-2025]**
An Ordinance amending the zoning code and map of the City of Clarksville, application of Todd Morris, for a zone change on property consisting of four contiguous parcels on the eastern frontage of Trenton Rd. 450 +/- feet north of Fairview Ln from R-1 Single Family Residential District to R-4 Multiple Family Residential District / C-5 Highway & Arterial Commercial District.

Councilman Chandler registered a no vote

- G. **ORDINANCE 12-2025-26 (SECOND READING) [ZONING CASE Z-34-2025]**
[An Ordinance amending the zoning code and map of the City of Clarksville, application of Ronnie Ganoe, for a zone change on property located on a parcel of land fronting on the western frontage of Evans Rd, 900 +/- ft north of Lafayette Rd from RM-1 Single-Family Mobile Home Residential District to R-2D Two Family Residential District.](#)
- H. **ORDINANCE 14-2025-26 (SECOND READING) [ZONING CASE Z-36-2025]**
[An Ordinance amending the zoning code and map of the City of Clarksville, application of Virginia James & Jason Feltner Family, for a zone change on property located on the eastern and western frontages of Ted A. Crozier Sr. Blvd, north and south of the western intersection of Dunlop Ln & Ted Crozier Sr Blvd 1,800 +/- feet north of the eastern intersection of Dunlop Ln & Ted Crozier Sr Blvd spanning 3,600 +/- feet of Ted Crozier Sr Blvd frontage, bounded by I-24 on the northeast & a railroad track to the south from R-1 Single Family Residential District / M-3 Light Industrial District to C-3 Regional Shopping Center District / C-4 Highway Interchange District.](#)

Councilman Holleman registered a no vote

- I. **ORDINANCE 15-2025-26 (SECOND READING) [ZONING CASE Z-37-2025]**
[An Ordinance amending the zoning code and map of the City of Clarksville, application of SDRA Holdings, LLC, for a zone change on property located on two parcels on the northwest corner of the Thomas St & Bradley St intersection from R-3 Three Family Residential District to C-2 -General Commercial District.](#)
- J. **ORDINANCE 18-2025-26 (SECOND READING)** [An Ordinance authorizing the Mayor, or his Designee, to conduct negotiations and to enter into an agreement for the purchase of real property for the purpose of constructing affordable housing in partnership with Appalachian Service Project.](#)
- K. **ORDINANCE 19-2025-26 (SECOND READING) [ZONING CASE ZO-7-2025]**
[An Ordinance amending the City Zoning Ordinance of the City of Clarksville, Tennessee, as it pertains to updating the Clarksville Design Overlay Districts to include Fort Campbell Boulevard and Tiny Town Road Corridors.](#)

Councilman Marquis registered a no vote

- L. **RESOLUTION 19-2025-26** [A Resolution approving appointments to the Human Relations Commission and the Board of Zoning Appeals](#)
- M. **RESOLUTION 21-2025-26** [A Resolution approving a Certificate of Compliance for sale of liquor at Crossland Wine & Spirits, 831 Crossland Ave, Clarksville TN](#)

Councilman Smith registered a no vote

- N. **RESOLUTION 22-2025-26** [A Resolution approving a Retail Liquor Store Certificate of Compliance for Champa Patel \(The Liquor Barrel, 4 Leland Dr, Clarksville TN\), and repealing the Certificate of Compliance for The Liquor Barrel \(2030 Wilma Rudolph Blvd, Clarksville TN\).](#)

Councilman Smith registered a no vote

- O. Adoption of Minutes: [September 4, 2025](#)

5. Finance Committee: Chairman Stacey Streetman

- A. Department Report

6. Gas & Water Committee: Chairman Deanna McLaughlin

- A. Department Report

7. Neighborhood & Community Services Committee: Chairman Joe Shakeenab

- A. Department Report

8. Parks & Recreation Committee: Chairman Brian Zacharias

- A. Department Report

9. Public Safety Committee: Chairman Keri Lovato

- A. Department Report

10. Transportation-Streets-Garage Committee: Chairman Wanda Smith

- A. Department Report

11. New Business

- A. **RESOLUTION 20-2025-26** [A Resolution Authorizing reapplication for zone change for property located at the intersection of Dunbar Cave Rd & Rossvie Rd.](#)
(Requires a 3/4 majority vote) *Councilman Stacey Streetman*

Councilman Streetman made a motion to adopt RESOLUTION 20-2025-26;
Councilman Marquis seconded the motion. The following vote was recorded:

AYE: BROWN, MARQUIS, PITTS, STREETMAN, ZACHARIAS

NAY: CHANDLER, HAYWOOD, HOLLEMAN, LOVATO,
MCLAUGHLIN, PETERS, SHAKEENAB

The motion to adopt RESOLUTION 20-2025-26 failed.

- B. **RESOLUTION 23-2025-26** [A Resolution adopting the City of Clarksville's Legislative Agenda for consideration by the 114th Tennessee General Assembly.](#) *Councilman Stacey Streetman*

Councilman Streetman made a motion to adopt RESOLUTION 23-2025-26;
Councilman Holleman seconded the motion. The following vote was recorded:

AYE: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO,
MARQUIS, MCLAUGHLIN, PETERS, PITTS, SHAKEENAB,
SMITH, STREETMAN, ZACHARIAS

NAY: NONE

The motion to adopt RESOLUTION 23-2025-26 passed.

12. Mayor and Council Comments

- A. [Report on Debt Obligations - CDE](#): *Mayor Pitts*

13. Adjournment

The meeting was adjourned at 6:46 pm